

**PRE-CERCLIS SCREENING ASSESSMENT
TOUCH OF CLASS CLEANERS
AKA: SUN VILLAGE CLEANERS
LAUDERHILL, BROWARD COUNTY, FLORIDA
COMET # 54239**



Prepared By:

**Florida Department of Environmental Protection
Division of Waste Management
Bureau of Waste Clean-up
Program and Technical Support Section
CERCLA Group**

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May 16, 2011**

PRE-CERCLIS SCREENING ASSESSMENT CHECKLIST/DECISION FORM

This checklist can assist the site investigator during the Pre-CERCLIS screening. It will be used to determine whether further steps in the site investigation process are required under CERCLA. Use additional sheets, if necessary.

Checklist Preparer: C. Feeny/ Environmental Specialist III 5/16/11
 (Name/Title) (Date)

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 (Address) (Phone)

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 (E-Mail Address)

Site Name: Touch of Class Cleaners

Other Names (if any): Sun Village Cleaners

Site Location: 4583 North University Dr
 (Street)

Lauderhill Broward Florida 33313 16/49 S/41 E
 (City) (County) (ST) (Zip) (Sec/Tnsp/Range)

Latitude: 26°10' 54.82"N **Longitude:** 80°15'9.40"W

Collection Method: Address Matching-Other
Source Map Scale: 1:2798
Reference Point: Plant Entrance-General
Reference Datum: NAD83

Complete the following checklist. If "yes" is marked, please explain below.		YES	NO
1.	Does the site already appear in CERCLIS?		x
2.	Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?		x
3.	Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?		x
4.	Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?		x
5.	Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	x	
6.	Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e., petroleum natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?		x
7.	Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?		x
8.	Is there sufficient documentation that clearly demonstrates that there is no potential for a release that could cause adverse environmental or human health impacts (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, documentation showing that no hazardous substance releases have occurred, EPA approved risk assessment completed)?		x

Please explain all “yes” answer(s), attach additional sheets if necessary: _____

A-1

Site Determination:

☐ Enter the site into CERCLIS. Further assessment is recommended (explain below).

Site Determination:

☐ Conduct an Expanded Pre-CERCLIS Screening Assessment.

☒ The site is not recommended for placement into CERCLIS (explain below).

DECISION/DISCUSSION/RATIONALE:

1.0 Site Description

Situated within Section 16, Township 49 South, and Range 41 East, the site is a store within the Sun Village Plaza—a 41,194 square-foot, commercial complex of one-story stores on a 168,335 square-foot rectangular parcel (#4941 16 01 9240)—at 4583 North University Drive, in Lauderdale, Broward County, Florida (Figures 1 & 2). The site is centered at 26°10'54.82"N (26.1819 N) latitude and 80°15'9.40"W (-80.25261W) longitude [1, 2, 7].

2.0 Ownership Information

Herrada Investments III LLLP is the current owner of the subject property [2, 16].

3.0 Site History

On April 5, 1987, the facility began drycleaning operations [3]. On May 28, 1985, the facility sent a Notification of Hazardous Waste Activity to the Environmental Protection Agency (EPA). On September 30, 1985 the facility received an EPA ID Number for a RCRA Generator [4]. On December 22, 1986, FDEP did a legacy site inspection and issued a Warning Letter [6, 19].

On August 17, 1996, 28.8 ug/l perchloroethylene (PCE) was detected in a ground water sample, collected 5 feet below land surface (bls) from MW-1—a monitoring well on the west side (rear) of the facility. This concentration exceeded the 3 ug/l Florida Department of Environmental Protection (FDEP) Chapter 62-777 Florida Administrative Code (F.A.C.) Ground Water Target Cleanup Level (GCTL) and the 5 ug/l EPA Maximum Contaminant Level (MCL) [5]. On August 30, 1996, the facility applied for entry into the FDEP Drycleaning Solvent Cleanup Program (DSCP), but was ruled ineligible on October 17, 1998, due to unpaid taxes/fees [3, 8, 9].

On August 7, 2000, a case for removal of the site's tenant was filed with Broward County [10]. On September 20, 2000, FDEP visited the facility and photographed announcements of the Grand Opening of Sun Village Cleaners [11, 12]. On September 27, 2000, FDEP inspected the site, noting several violations and reporting that Sun Village Cleaners opened on October 14, 2000 [13, 14]. On October 27, 2000, the Sun Village Cleaners submitted an EPA Notification of Hazardous Waste Activity, yielding Small Quantity Generator status on November 9, 2000 [15].

On February 26, 2001, the Broward County Environmental Protection and Growth Management Department (EPGMD) received an application for a Hazardous Material License from Sun Village Cleaners, yielding a license (HM-04791-01), effective March 1, 2001 and expiring on February 28, 2003. An inspection on August 14, 2003 revealed that the facility had closed [16].

On March 13, 2007, EPGMD noted failure to properly install and maintain monitoring wells and a Warning Notice (WRN07-0159) was issued to the facility, ordering repair of all damaged monitoring wells and proper maintenance of monitoring wells. On June 7, 2007, the facility was ordered to submit a Remedial Action Plan Modification (RAP Mod). However, on September 7, 2010, EPGMD noted that the required RAP Mod had not been submitted and issued an escalated status Warning Notice (WRN10-0392) to the facility on November 10, 2010, ordering

submission of a complete, approvable RAP Mod within 75 days. In addition, a Citation (CIT10-0079) was delivered to the facility, ordering submittal of a complete, approvable Interim Sampling Report within 45 days and an approvable RAP Mod within 75 days [16]. On December 11, 2009, the FDEP Southeast District recommended the site to the FDEP Program and Technical Support Section (PTSS) for CERCLA site screening[18]. On January 4, 2011, an FDEP compliance inspection confirmed that the facility was closed and available for leasing [17]. Ground water sampling during February 2011 revealed a vinyl chloride (VC) concentration (240 ug/l) exceeding the 2 ug/l MCL and 1 ug/l GCTL. EPGMD received a satisfactory RAP Mod on March 9, 2011 and ground water remediation and monitoring will soon begin [20, 31].

4.0 Waste Characteristics

PCE and its principal breakdown products (e.g., VC) are volatile, carcinogenic and moderately to highly toxic to humans, but exhibit low aquatic toxicity and bioaccumulation potential [29].

5.0 Exposure Pathways

5.1 Ground Water Migration Pathway

The surficial aquifer system (AKA, Biscayne aquifer), an unconfined sole-source aquifer, attains a maximum thickness of 400 feet at the coast, thinning inland to a thickness of 140 feet. The surficial aquifer system is recharged by rainfall and canal discharge. The top of the water table is 5-7 feet below land surface (bls), flowing toward the east and southeast [21, 22, 23, 24, 25, 26].

Underlying the Biscayne aquifer to a depth 950 feet, the Intermediate confining unit comprises impermeable sediments of the Pliocene age Tamiami Fm and Miocene age Hawthorn Group, which form the upper confining unit to the Floridan aquifer system [21, 22, 23, 24, 25, 26]. The 2,750 foot-thick artesian Floridan aquifer system is unsuitable for potable use [22, 23, 24, 25].

Site-attributable releases of PCE & VC to the surficial aquifer were confirmed at concentrations above MCLs/GCTLs. Surficial aquifer supply wells within 4-miles provide drinking water to a large population (Table 1) [1, 27, 31], so the Ground Water Migration Pathway merits concern.

5.2 Surface Water Migration Pathway

Site-attributable contaminants exhibit low aquatic toxicity and nearby surface water is intertidal [1, 29]. Therefore, the Surface Water Migration Pathway warrants no concern.

5.3 Soil Exposure and Air Migration Pathways

No residence or sensitive environment is onsite (Figure 2), so the Soil Exposure and Air Migration Pathways merit no concern.

6.0 Conclusions and Recommendations

Site-attributable PCE & VC concentrations in ground water exceeded MCLs/GCTLs and shallow local wells supply a large population with potable water. The site is unqualified for the DSCP,

but site cleanup is imminent. Therefore, the site is not recommended for entry into CERCLIS. However, further CERCLA involvement could ensue at the request of Broward County.

Barbara
Alfano



Digitally signed by Barbara Alfano
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Date: 2011.06.02 09:37:56 -04'00'

References

1. FDEP, 2011. Touch of Class Cleaners Site Map
2. Broward County Property Appraiser, 2011. Property Records for 5222 NW 7th Ave. http://www.bcpa.net/RecInfo.asp?URL_Folio=494116019240
3. FDEP, 8/30/96. Drycleaning Solvent Cleanup Program Application.
4. FDEP, 9/30/85. Assignment of RCRA Generator ID # (Attached: USEPA, 5/28/85. Notification of Hazardous Waste Activity)
5. FDEP, 9/30/96. Site Screening Report Form.
6. FDEP, 11/8/96. Compliance and Enforcement Tracking System Summary.
7. FDEP, 4/28/11. Comet Screen.
8. FDEP, 9/28/98. Drycleaning Solvent Cleanup Program Application Routing: Touch of Class Cleaners.
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10. Broward County Clerk, 8/7/00. Case Number: COCE00016459, Removal of Tenant.
11. FDEP, 9/20/00. Photographs of Sun Village Cleaners Grand Opening Advertisement.
12. FDEP, 9/20/00. Southeast District Drycleaner Checklist.
13. FDEP, 9/27/00. Southeast District Drycleaner Checklist.
14. FDEP, 9/27/00. Photographs of Sun Village Cleaners.
15. FDEP, 9/11/00. Letter to Hector DeJesus of Sun Village Cleaners: notification of RCRA Name Change (attached: USEPA, 10/27/00 Notification of Hazardous Waste Activity).
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17. FDEP, 1/4/11. Hazardous Waste Inspection Report.
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Figure 1 Site Location Map

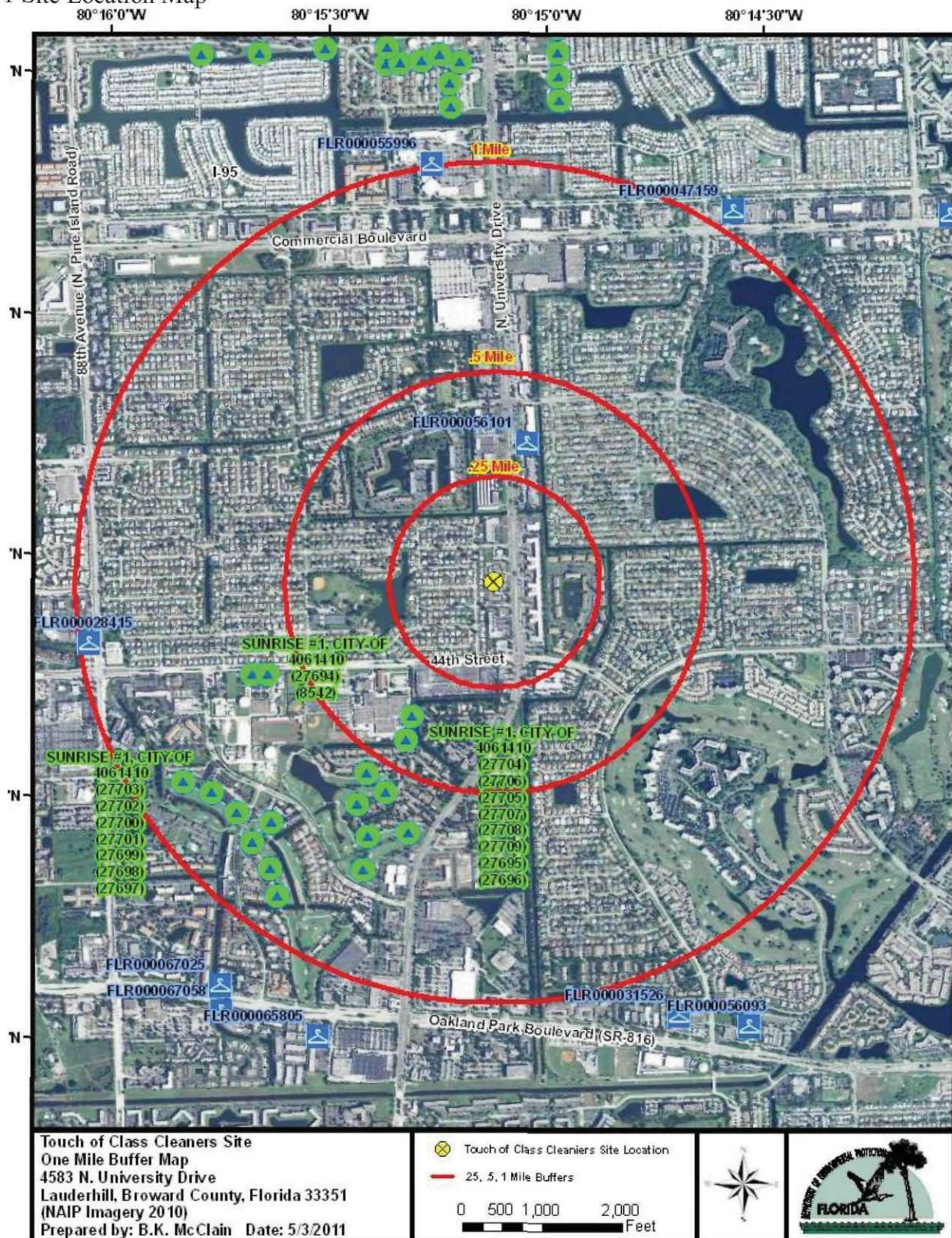


Figure 2 Site Vicinity Map, Based upon Property Appraiser Information [2]



Table 1
Estimated Number of Potable Wells and Population Served
Touch of Class Cleaners
Lauderhill, Broward County, Florida
Surficial Aquifer System (AOC)

Well Type	0-1/4 mile	1/4-1/2 mile	1/2-1 mile	1-2 miles	2-3 miles	3-4 miles
City of Sunrise #1 ¹		2/ 9,334	15/ 70,005			
City of Tamarac (west) ²				19/ 63,270		
City of Lauderhill ³					5/ 39,285	
BCWWS 1A ⁴					4/ 29,320	5/ 36,650
City of North Lauderdale ⁵					1/ 9,407	2/ 18,814
Plantation East & Central ⁶						11/ 63,250
City of Fort Lauderdale ⁷						17/ 83,878
Coral Springs Improvement District ⁸						5/ 20,000
Private ⁹	0/0	0/0	0/0	0/0	0/0	1/2
Totals		2/ 9,334	15/ 70,005	19/ 63,270	10/78012	40/222,594

Estimated Total Population served within 4 miles = 443,215 [1, 27, 32]

Key:

NE=Not Evaluated

AOC=Aquifer of Concern

Footnotes:

1. The City of Sunrise #1 operates 17 supply wells for a population of 79,345 $\therefore 79,345/17 = 4,667$ people per well
2. The City of Tamarac (west) operates 19 supply wells for a population of 63,270 $\therefore 63,270/19 = 3,330$ people per well.
3. The City of Lauderhill operates 7 supply wells for a population of 55,000 $\therefore 55,000/7 = 7,857$ people per well.
4. BCWWS 1A operates 9 supply wells for a population of 65,971 $\therefore 65,971/9 = 7,330$ people per well.
5. The City of City of North Lauderdale operates 3 supply wells for a population of 28,220 $\therefore 28,220/3 = 9,407$ people per well.
6. Plantation East & Central operates 16 supply wells for a population of 92,002 $\therefore 92,002/16 = 5,750$ people per well.
7. The City of Fort Lauderdale operates 35 supply wells for a population of 172,680 $\therefore 172,680/35 = 4,934$ people per well.
8. Coral Springs Improvement District operates 10 supply wells for a population of 40,000 $\therefore 40,000/10 = 4,000$ people per well [1, 27, 32].
9. Average persons per household in Broward County = 2.45 [30]

Table 2

Population Surrounding Site
Touch of Class Cleaners
Lauderhill, Broward County, Florida [28]

Miles	Population
0 to 0.25	1,106
0.25 to 0.5	3,677
0.5 to 1	14,569
1 to 2	61,439
2 to 3	121,081
3 to 4	178,518